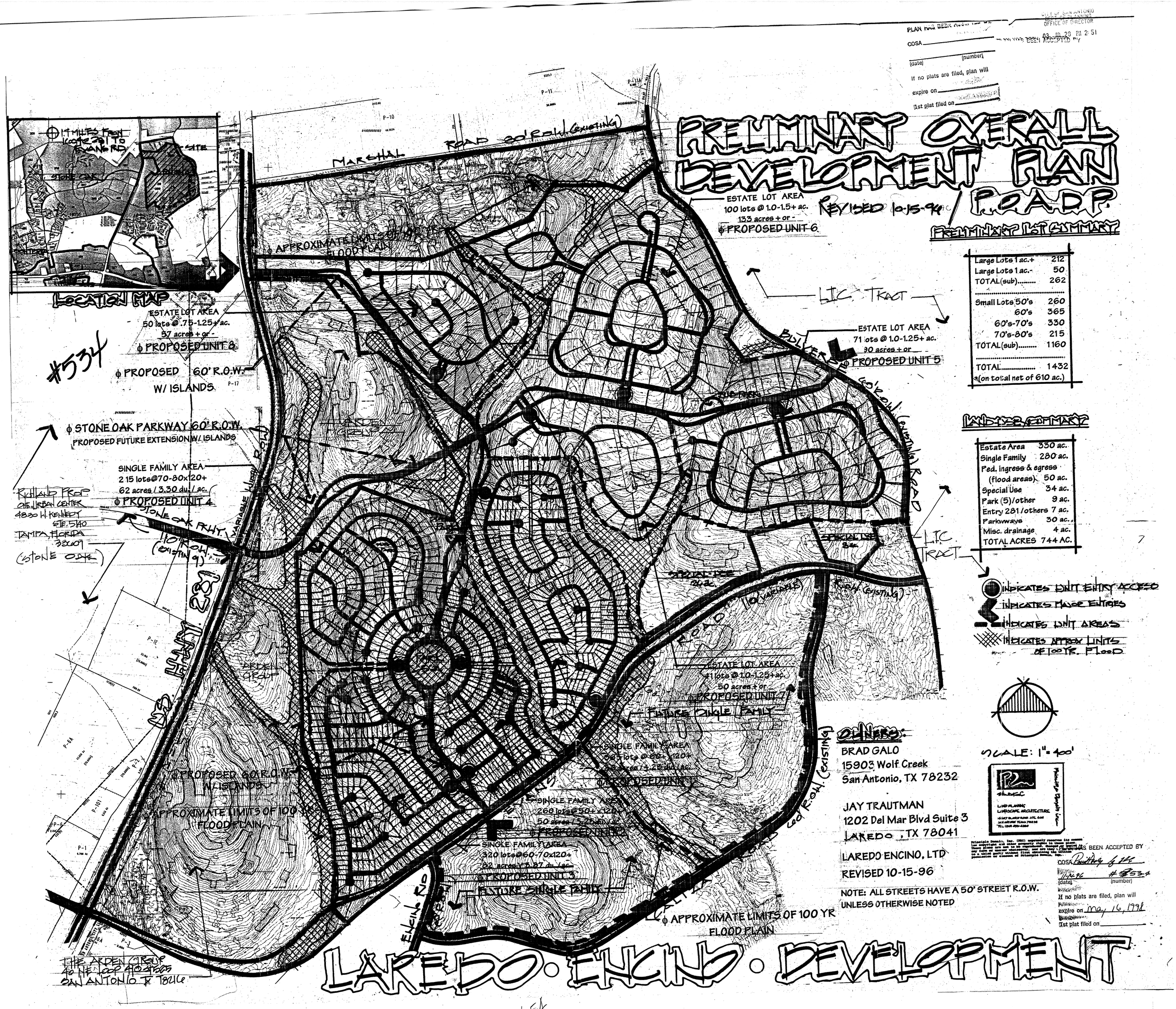

PRELIMINARY OVERALL DEVELOPMENT PLAN
P.O.A.D.P.
REVISED 10-15-96
PRELIMINARY LOT SUMMARY
Large Lots 1 ac.+ 212
Large Lots 1 ac.- 50
TOTAL(sub)..... 262
Small Lots 50's 260
60's 365
60's-70's 330
70's-80's 215
TOTAL(sub)..... 1160
TOTAL..... 1432
(on total net of 610 ac.)
LANDUSE SUMMARY
Estate Area 330 ac.
Single Family 280 ac.
Ped. ingress & egress (flood areas) 50 ac.
Special Use 34 ac.
Park (5)/other 9 ac.
Entry 281/others 7 ac.
Parkwways 30 ac.
Misc. drainage 4 ac.
TOTAL ACRES 744 AC.
INDICATES UNIT ENTRY ACCESS
INDICATES MAJOR ENTRIES
INDICATES UNIT AREAS
INDICATES APPROX LIMITS OF 100 YR. FLOOD
SCALE: 1" = 400'
OWNERS:
BRAD GALO
15903 Wolf Creek
San Antonio, TX 78232
JAY TRAUTMAN
1202 Del Mar Blvd Suite 3
LAREDO, TX 78041
LAREDO ENCINO, LTD
REVISED 10-15-96
NOTE: ALL STREETS HAVE A 50' STREET R.O.W. UNLESS OTHERWISE NOTED
LOCATION MAP
1.7 MILES FROM 1604 & 281 TO EVANS RD.
STONE OAK
SITE
MARSHAL ROAD 80' R.O.W. (EXISTING)
ESTATE LOT AREA
100 lots @ 1.0-1.5+ ac.
133 acres + or -
PROPOSED UNIT 6
APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN
ESTATE LOT AREA
50 lots @ .75-1.25+ ac.
57 acres + or -
PROPOSED UNIT 8
#534
PROPOSED 60' R.O.W. W/ ISLANDS
STONE OAK PARKWAY 60' R.O.W.
PROPOSED FUTURE EXTENSION W/ ISLANDS
SINGLE FAMILY AREA
215 lots@70-80x120+
62 acres / 3.30 du./ac.
PROPOSED UNIT 4
RICHLAND PROP
ONE URBAN CENTER
4830 W. KENNEDY STE. 5140
TAMPA, FLORIDA 33609
(STONE OAK)
STONE OAK PKWY.
110' R.O.W. (EXISTING)
VARIABLE WIDTH R.O.W.
US HWY 281
ARDEN GROUP
LIC TRACT
ESTATE LOT AREA
71 lots @ 1.0-1.25+ ac.
90 acres + or
PROPOSED UNIT 5
BULVERDE 60' R.O.W. (EXISTING) ROAD
SPECIAL USE
LIC TRACT
ESTATE LOT AREA
41 lots @ 1.0-1.25+ ac.
50 acres + or
PROPOSED UNIT 7
FUTURE SINGLE FAMILY
SINGLE FAMILY AREA
PROPOSED UNIT 1
PROPOSED 60' R.O.W. W/ ISLANDS
APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN
SINGLE FAMILY AREA
260 lots@50+x120+
50 acres / 5.25 du./ac.
PROPOSED UNIT 2
SINGLE FAMILY AREA
320 lots@60-70x120+
82 acres / 3.87 du./ac.
PROPOSED UNIT 3
FUTURE SINGLE FAMILY
ENCINO RD
APPROXIMATE LIMITS OF 100 YR FLOOD PLAIN
THE ARDEN GROUP
40 NE LOOP 410 STE 525
SAN ANTONIO TX 78216
LAREDO · ENCINO · DEVELOPMENT
174-654
#534

City of San Antonio
Planning Department
Subdivision Section

RECEIVED
96 OCT 17 AM 11:11
DEPT. OF PLANNING
& DEVELOPMENT
SERVICES DIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/18/96 Name of POADP: Laredo/Encino Ltd

Owner/Agent: Jay Trautman Engineer/Surveyor: Pape Dawson

Address: 1202 Del Mar Blvd, Suite 3 Address: 9310 Broadway Bldg 2

Laredo, TX 78041 Phone: (210)727-3520 San Antonio, TX 78217 Phone: (210) 824-9494

Existing Zone: _____ Proposed Zoning: _____

Texas State Plane Coordinates: NCB18217 Bexar Appraisal Districts 17-65, 17-66

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☑ No

Edwards Aquifer Recharge Zone? ☑ Yes ☐ No

Land area being platted:	Lots	Acres	
Single Family (SF)	142	610	
Non-single Family (NSF)	unknown	134	(Open space park areas/special use)
Commercial & other	N/A	N/A	
TOTAL	1432	744	

CONTACT PERSON

Print Name: Steve A. Kossl Signature: Steve A Kossl

Date: 10/18/96 Phone (210) 493-4280 Fax: (210) 493-8172

Is there a previous POADP for this site? **See Next page for details of previous POADP**

Is there a corresponding PUD for this site? (N/A) Name_____ #_____

Are there any plats associated with this POADP or site? (N/A) Name_____ #_____

CITY OF SAN ANTONIO

November 15, 1996

Mr. Steve A. Kossel
Principle Domain
16607 Blanco Rd., Suite 604
San Antonio, TX 78232

Re: Laredo/Encino Ltd. POADP # 534

Dear Mr. Kossel

The City Staff Development Review Committee has reviewed Laredo/Encino Ltd. Preliminary Overall Area Development Plan # 534. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Flood Plain Study, Flood Plain Development Permit (Bexar Co. and City of San Antonio), FEMA submittal, Drainage Easement will be required and reviewed during the platting Process.
- A Traffic Impact Analysis (TIA) may be required for this POADP. For additional information about these requirements you can contact Public Works at 207-2076.
- Stone Oak, Jones Maltsberger and Bulverde Road are Secondary Type A Major Thoroughfares, and will require 86' of ROWs. With regard to the proposed amendment to delete a segment of Jones Maltsberger from the Major Thoroughfare Plan , staff will support a variance to the requirement ,however this does not bind the Planning Commission to the future granting of the variance.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

POADP for Encino Park

Developer:
SRC., Inc.
Mike Gulley, Trustee;
700 N. St. Mary's, Suite 750
San Antonio, TX

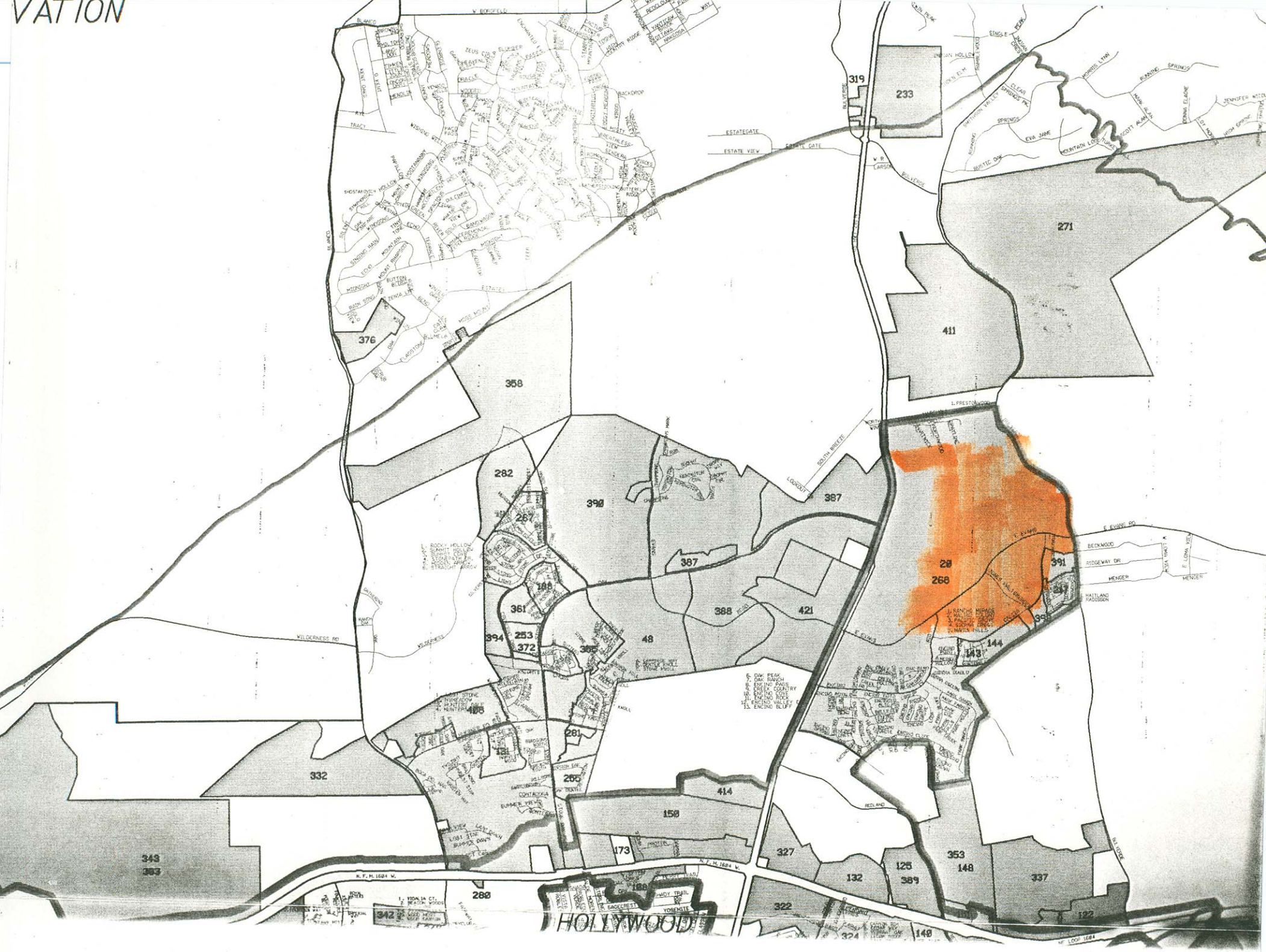
Engineer:
Vickrey and Associates, Inc.
7334 Blanco Rd., Suite 108
San Antonio, TX

Original 9/10/84
Revised 10/10/84

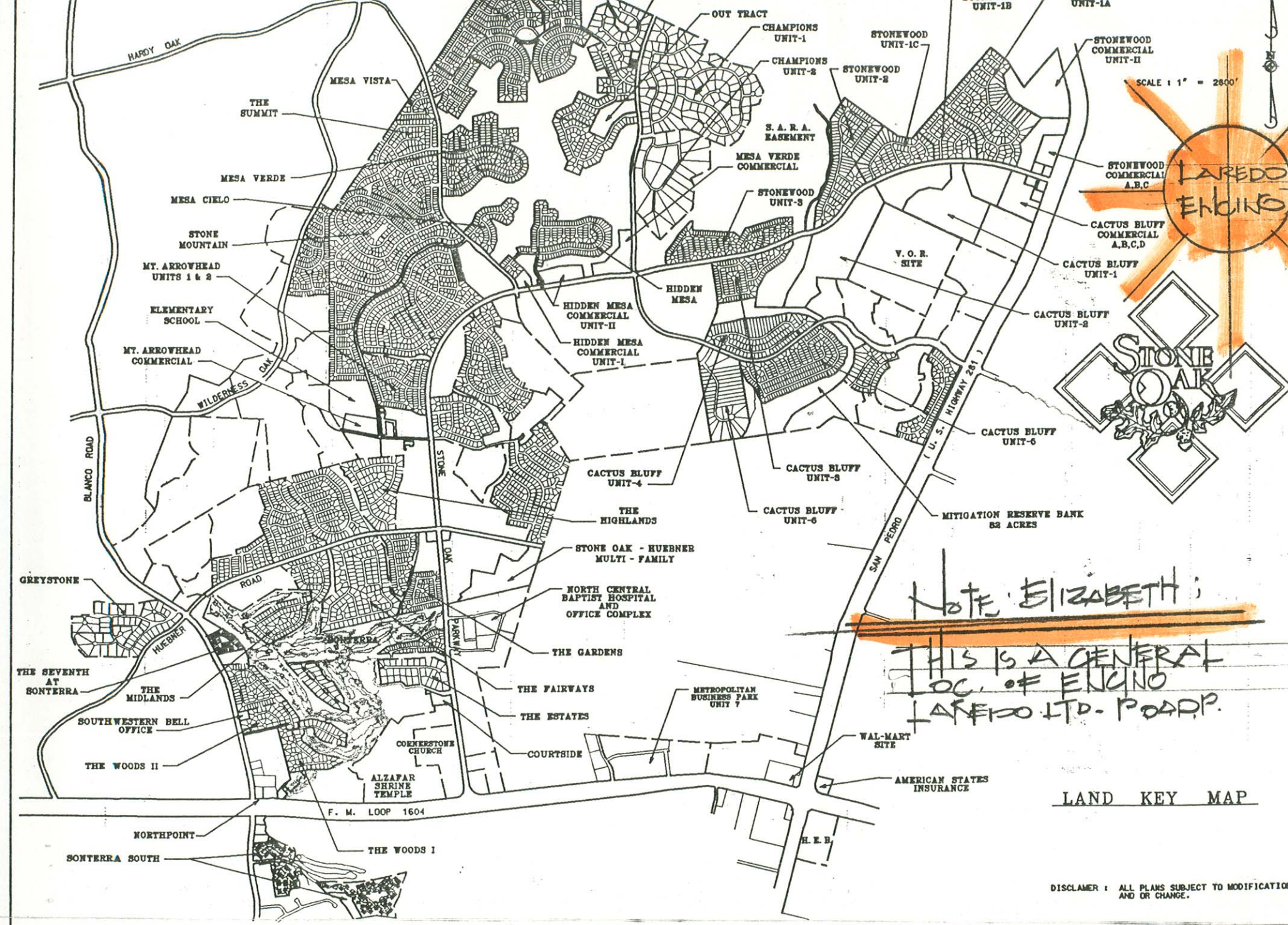
AREA SUMMARY

Use	Acreage	# Units	Note
SF (Single Family)	599.439	2385	5.0 units/acre or less
MF (Mulifamily)	437.245	6640	5.1 units/acre or more
BUS (Business)	596.162		
COM (Commercial)	324.769		
SCHOOL	34.656		
SU (Special Use)	21.467		
Miscellaneous	1.297		
Streets	133.643		

VATION



HOLLYWOOD
319
233
271
411
376
358
282
390
387
387
20
268
391
217
388
421
48
361
253
372
394
144
143
332
414
150
173
343
383
327
132
125
389
353
148
337
322
280
342
324
140
122
ESTATEGATE
ESTATE VIEW
ESTATE GATE
BULVERDE
SOUTH BREEZE
LOOKOUT
E EVANS RD
BECKWOOD
RIDGEWAY DR
MENGER
WILDERNESS RD
N.F.M. 1604 W.
NE LOOP 1604


HARDY OAK
THE SUMMIT
MESA VISTA
MESA VERDE
MESA CIELO
STONE MOUNTAIN
MT. ARROWHEAD UNITS 1 & 2
ELEMENTARY SCHOOL
MT. ARROWHEAD COMMERCIAL
WILDERNESS OAK
BLANCO ROAD
OUT TRACT
CHAMPIONS UNIT-1
CHAMPIONS UNIT-2
S. A. R. A. EASEMENT
MESA VERDE COMMERCIAL
STONEWOOD UNIT-3
HIDDEN MESA
HIDDEN MESA COMMERCIAL UNIT-II
HIDDEN MESA COMMERCIAL UNIT-I
STONEWOOD UNIT-1C
STONEWOOD UNIT-2
STONEWOOD UNIT-1B
STONEWOOD UNIT-1A
STONEWOOD COMMERCIAL UNIT-II
SCALE : 1" = 2600'
STONEWOOD COMMERCIAL A,B,C
CACTUS BLUFF COMMERCIAL A,B,C,D
V. O. R. SITE
CACTUS BLUFF UNIT-1
CACTUS BLUFF UNIT-2
CACTUS BLUFF UNIT-6
CACTUS BLUFF UNIT-4
CACTUS BLUFF UNIT-5
CACTUS BLUFF UNIT-6
(U. S. HIGHWAY 281)
MITIGATION RESERVE BANK 82 ACRES
SAN PEDRO
STONE OAK PARKWAY
THE HIGHLANDS
STONE OAK - HUEBNER MULTI - FAMILY
NORTH CENTRAL BAPTIST HOSPITAL AND OFFICE COMPLEX
THE GARDENS
THE FAIRWAYS
THE ESTATES
COURTSIDE
METROPOLITAN BUSINESS PARK UNIT 7
WAL-MART SITE
AMERICAN STATES INSURANCE
H. E. B.
GREYSTONE
HUEBNER ROAD
SONTERRA
THE SEVENTH AT SONTERRA
THE MIDLANDS
SOUTHWESTERN BELL OFFICE
THE WOODS II
CORNERSTONE CHURCH
ALZAFAR SHRINE TEMPLE
F. M. LOOP 1604
NORTHPOINT
SONTERRA SOUTH
THE WOODS I
LAREDO ENCINO
STONE OAK
N
Note: Elizabeth;
THIS IS A GENERAL LOC. OF ENCINO LAREDO LTD. P'SHIP.
LAND KEY MAP
DISCLAMER : ALL PLANS SUBJECT TO MODIFICATION AND OR CHANGE.